

TRANSFER
TAX
PAID

WARRANTY DEED

016838

I, MATTHEW J. MUNSTER, of Waterville, County of Kennebec and State of Maine,
for consideration paid,
grant to MAINTENANCE PLUS GENERAL CONTRACTORS, INC., of
Winslow, County of Kennebec, and State of Maine,
with *Warranty Covenants*, the land in Waterville, Kennebec County and State
of Maine.

A certain lot or parcel of land situated in Waterville, County of Kennebec and
State of Maine, bounded and described as follows, to wit:

PARCEL ONE

Beginning at an iron pin on the east side of the West River Road; thence in a
general easterly direction a distance of four hundred fifty feet (450'), more or less,
to an iron pin; thence in a general southerly direction a distance of four hundred
feet (400'), more or less, to an iron pin; thence in a general westerly direction four
hundred fifty feet (450'), more or less, to an iron pin on the east side of the West
River Road; thence in a general northerly direction along the east side of the West
River Road a distance of four hundred feet (400'), more or less, to the point of
beginning.

PARCEL TWO

Also another certain lot or parcel of land on the southeasterly side of the
West River Road in Waterville, Kennebec County, Maine, and further bounded and
described as follows, to wit:

Beginning at an iron pipe found at the northwesterly corner of land conveyed
to Constance Gray, et al. by D & R Development, Inc. and recorded on September
19, 1986 in Book 3025, Page 262 of the Kennebec County Registry of Deeds.
Thence south sixty degrees zero minutes east (S 60 ° 00' E) for four hundred fifty
and zero tenths feet (450.0') along other land of Constance Gray to a point.
Thence north sixty-four degrees ten minutes forty-two seconds West (N 64 ° 10'
42" W) for three hundred sixty and two tenths feet (360.2') along remaining land
of D & R Development, Inc. to a point. Regardless of bearings or distances, said
point is to be located at least twenty-five feet (25.0') from the drip edge of the
nearest corner of a garage roof located northeasterly of the point. Thence North
forty-four degrees thirty-two minutes fifteen seconds West (N 44 ° 32' 15" W) for
ninety-eight and forty-four hundredths feet (98.44') along remaining land of D & R
Development, Inc. to the iron pipe found at the point of beginning.

PARCEL TWO is a triangular parcel of land containing five thousand nine
hundred thirty-nine square feet more or less (5,939 sq. ft.). The triangular parcel is
a small portion of the land conveyed to D & R development, Inc. by Gerald J. Hart
et al. and recorded February 3, 1984 in Book 2652, Page 171 of the Kennebec
Country Registry of Deeds.

EXCEPTING AND RESERVING from Parcels One and Two described above a
certain lot or parcel of land bounded and described as follows: Beginning at
an iron pipe found at the northwesterly corner of land conveyed to
Constance Gray, et al. by D & R Development, inc.. and recorded on
September 19, 1986 in Book 3025, Page 262 of the Kennebec County
Registry of Deeds; thence S 44 ° 32' 15" E a distance of ninety-eight and
forty-four hundredths feet (98.44') to a point; thence S 64 ° 10' 42" E a
distance of one hundred sixty feet (160') to a point; thence in a general

Matthew J. Munster and Rita Munster were divorced pursuant to Divorce Judgment Docket No. 96-DV-256 in Waterville District Court. Said abstract to be recorded in the Kennebec County Registry of Deeds.

WITNESS

my hand and seal this 29th day of June, 1998.

Matthew J. Munster
MATTHEW J. MUNSTER

State of Maine
Kennebec, ss

Then personally appeared the above named Matthew J. Munster and acknowledged the foregoing instruments to be his free act and deed.

Before me,

Notary Public

George J. J. J.

RECEIVED KENNEBEC SS.

1998 JUL -2 AM 9:00

ATTEST: *Norma B. Brown*
REGISTER OF DEEDS